

REQUIREMENT FOR PROFESSIONAL DESIGNERS

- 1) The following buildings will require the design and field review services of an architect and engineers and submission of BC building code letters of assurance. The letters of assurance must be accompanied a Town of Comox Form VII and a certificate of professional liability insurance. Designers required to sign off building envelope aspects of the building must show that their insurance policy covers claims against the designer for building damage due to water penetration.
 - i) BC building code part 3 buildings
 - ii) BC building code part 9 buildings separated by a firewall whose combined building areas exceed 600 square meters.
- 2) Permit applicants of part 9 buildings, including single family dwellings, with engineered products, engineered joist systems, engineered beam products or any point loaded built-up beam or header must have the design details included on the permit application drawings and be sealed by a professional engineer.

The building inspector reserves the right to ask for a field review of the engineered system or product by a professional engineer if the inspector feels it is warranted.
- 3) Permit application drawings for part 9 buildings with beam or girder truss unfactored design point loads exceeding 6000 pounds, are required to be sealed by a professional engineer certifying the adequacy of the footings and foundations.
- 4) The addition of structural fill must not be added to any excavation prior to an inspection by the building inspector. Structural fill in excess of 0.3 m (12 inches) in depth will require certification by a professional engineer.
- 5) Professional design and field review for building envelope systems for new buildings or building envelope rehabilitation projects will be required as per schedule "Z" of the Town of Comox building policy manual.
- 6) Permit applicants of part 9 buildings, excluding one and two family dwellings, shall provide letters of assurance from a professional engineer covering design and field review of the footings, foundations and geotechnical bearing soil aspects of the proposed project.
- 7) Permit applicants of part 9 buildings, excluding one and two family dwellings, shall provide letters of assurance from a professional engineer covering design and field review of all on site civil works including drainage of parking and other paved areas.
- 8) Notwithstanding any of the above paragraphs the Town of Comox reserves the right under the building bylaw to require applicants for building permits to provide an architects or engineers certification if the building inspector considers it warranted by site conditions, size, complexity or an aspect of the development to which the permit relates.
- 9) All building code letters of assurance and building bylaw assurance forms must be accompanied by building bylaw "Form VII" regarding professional liability insurance.